

**PLANNING COMMISSION
MEETING MINUTES
Monday, May 2, 2022**

I. Call to Order and Roll Call

The Meeting of the Planning Commission was called to order at 7:02 PM by Chairman Matt Kowalski with roll call:

Matt Kowalski, Chair
Allison Heatley
Chet Hill

Thomas Phillips-ABS
Kyle Marsh 7:04 p.m.
Wa Hubbard, Ex-officio

Jim Carty-ABS
Karen Roberts
Dustin Wise-ABS

Student Reps: Isabella Malek-ABS and Stuart Bovich present, departing at 8:29 p.m.

Also present: Michelle Aniol, Community Development Manager; Megan Masson-Minock, Consulting Planner; Pamela Weber, Recording Secretary; Grace Whitney, Associate Planner; Mike Auerbach, Consulting Planner, Seven Guests

Also attending remotely: Michael Klement, Architectural Resources; Jason Deveikis and Loc Duong homeowners of 7820 Third Street, Michael Clark.

II. Action on Meeting minutes from: Regular Meeting Minutes and the Special Joint PC/CC Minutes of April 4, 2022

Motion; Heatley; support Roberts to approve the April 4, 2022 Regular Meeting Minutes and the Special Joint PC/CC Minutes of April 4, 2022 as presented.

Unanimous voice vote approval with Carty, Phillips and Wise absent.

III. Approval of agenda

Motion Roberts; support Heatley to approve the agenda as presented.

Unanimous voice vote approval with Carty, Phillips and Wise absent.

IV. Public Hearing(s)

A. Capital Improvements Plan (CIP) FY 2022-2027 – Public hearing to consider updates to the CIP FY2021-2027. Discussion and possible action following the public hearing.

Presenting for Carlisle Wortman, Mr. Auerbach gave a brief review of the CIP and the review process that began last year.

The CIP is a program that projects and coordinates public expenditures to improve the City's transportation and utility systems, facilities, and other capital assets over a six-year period. Preparation of the CIP is done under the authority of the Planning Enabling Act (PA 33 of 2008), as amended. It is the Planning Commission's goal that the CIP be used as a tool to implement the City's Master Plan and assists in preparing the upcoming fiscal year's budget.

The CIP was assessed by City staff and the Parks and Recreation Commission between December, 2020 and March, 2022. The Planning Commission reviewed a draft of CIP updates at the Commission's March 7, 2022 regular meeting.

Draft Updates: As discussed at the March meeting, cost estimates were pending for several CIP projects. Those estimates have been incorporated into the plan, resulting in a total funding need of \$19,408,000 and a first-year funding need of \$1,959,500. The costs of several near-term projects were updated, such as the City Hall Improvements and the Third and Broad Reconstruction projects, as well as new projects tentatively scheduled towards the end of the CIP timeframe. These projects include the Broad Street Reconstruction, Huron Farms Asphalt Replacement, and the Cushing Court & Inverness Water Main Replacement projects. The schedules for these projects are subject to change, but preliminary cost estimates are included for planning and budgeting purposes. One new project, 3.12, Second Street Sidewalk Installation (East), has been added since the Commission's March review. Anticipated costs and a schedule for this project are unknown, and will need to be added in future CIPs

The Public Hearing opened at 7:09 p.m.
There were no comments from those present or attending remotely via Zoom.
The Public Hearing was closed at 7:10 p.m.

Motion Hill; support Heatley to approve the 2022-2027 CIP Resolution of Adoption, and recommend approval of the 2022-2027 CIP to City Council.

Ayes: Hill, Marsh, Hubbard, Heatley, Roberts, Kowalski
Nays:
Absent: Carty, Phillips, Wise
Motion Carries

- B. AP2021-22.12 SLU 8040 Huron Street Vacation Rental Housing – Public hearing to consider a special land use request, submitted by Douglas Neal and Lisa Belanger Neal. The applicants are proposing a vacation rental at 8040 Huron St. The subject site is located in the VR Village Residential Zoning District.

Vacation Rental Housing is a special land use in the VR Zoning District. Discussion and possible action following the public hearing.

Ms. Aniol presented an overview regarding the proposed Vacation Rental Housing.

The applicants, Douglas Neal and Lisa Belanger Neal (Property Owner), are proposing vacation rental housing, for property located at 8040 Huron Street ((08-03-32-360-005). The applicants describe the property as consisting of a 3-bedroom, 2-bathroom, 1,489 sq. ft. single-family dwelling, with 2 on-site parking spaces, along with public on-street parking on the same side of the street as the dwelling. The subject site is zoned VC Village Residential District. Vacation rental housing is a special land use in the VC District.

The proposed use aims to capitalize on the property's unique location, which is adjacent to the Huron River and within a short walk to Downtown Dexter and City and regional non-motorized trail networks, while recognizing that the proposed use must be compatible with the surrounding residential neighborhood. The focus on compatibility is demonstrated in the "vacation rental housing rules". The property is rented as a single rental (individual bedrooms are not rented out separately) to groups of up to 6 people. House rules are imposed on any guests who rent the property. Owners live next door and can easily enforce the rules. The property is not rented unless the owners are in town.

City Staff evaluated the application and made the following findings. The proposed vacation rental house at 8040 Huron Street:

1. Is compatible with the City of Dexter Master Plan;
2. Is consistent with the intent of the VR, Village Residential District;
3. Is compatible with the existing character of the general vicinity;
4. Will not alter the function of the public walkway;
5. Will not significantly impact the natural environment;
6. Is adequately served by public services;
7. Is not more hazardous to vehicle and pedestrian traffic than is normal for the district; and
8. Meets the applicable additional standards set forth Section 8.11.B.29

Based on the information presented by the applicants and staff, and following a public hearing, which the Planning Commission conducted on May 2, 2022 at the Planning Commission meeting, Planning Commission finds AP2021.22-12 Special Land Use request for vacation rental housing, located at 8040 Huron Street, meets the requirements set forth in Article 8 of the Zoning Ordinance, and further recommends approval to City Council, subject to the following conditions:

1. Staff review, dated March 4, 2022; and
2. Applicants must obtain a zoning compliance permit, in accordance with Section 8.11.B.29 of the Zoning Ordinance.
3. One of the required parking spaces will be on-street.

The applicant provided a power point presentation reiterating the information provided by Ms. Aniol and added that they are uniquely qualified to do a rental. The applicant explained they have landlord experience, have used short term rentals themselves when traveling, have support of their neighbors and are promoting their rental property as "Eco Friendly" having installed solar panels, rain and compost barrels. They emphasized the services they utilize for renters require photo verification and renter reviews. They believe their market will include out of towners visiting loved ones, families of those having procedures at UofM hospitals and those drawn to local attractions. The applicant prefers short-term rentals as they have found there is less wear and tear on the property.

The Public Hearing opened at 7:38 p.m.

Comments included:

Neighbor Ms. Joanne Wagner, at 8074 Huron Street.

Ms. Wagner would like to show support for their short-term rental. There is no other great solution for vendors coming into town. It keeps the neighborhood vision going. Ms. Wagner is definitely in favor of supporting this for our community.

Neighbor Mr. Ben King at 8180 Huron Street.

Mr. King stated he is totally supporting this. It is good for the community and our block. Seems excellent and a win-win for the city.

Neighbor Ms. Beth Yakel at 8068 Huron Street.

Ms. Yakel stated a single rental keeps the character of the neighborhood. She has seen the upkeep of the house. It is nice to know the house is being used. It will not have that much of an impact on the neighborhood as a whole. This is a great example of how to do this right.

The Public Hearing closed at 7:42 p.m.

There were Commissioner questions for the applicant.

- Are there any rules regarding river use? The applicant stated they understand the liability with providing watercraft and will not be offering watercraft for renters. They cannot prohibit renters from utilizing their own watercraft.

- Are some areas of the house locked? The applicant stated they do have locked areas, on the lower level of the house, for their personal use only.

A Commissioner stated it is very nice to see support from the applicant's neighbors.

Motion Hill; support Marsh based on the information presented by the applicants and staff, and following a public hearing, which the Planning Commission conducted on May 2, 2022, the Planning Commission meeting, Planning Commission finds **AP2021.22-12 Special Land Use request for vacation rental housing, located at 8040 Huron Street, MEETS** the requirements set forth in Article 8 of the Zoning Ordinance, and further recommends **APPROVAL** to City Council, subject to the following conditions:

1. Staff review, dated April 26, 2022; and
2. Applicants must obtain a zoning compliance permit, in accordance with Section 8.11.B.29 of the Zoning Ordinance.

Ayes: Marsh, Heatley, Hill, Roberts, Hubbard, Kowalski

Nays:

Absent: Carty, Phillips, Wise

Motion Carries

V. Pre-Arranged Participation - None

VI. Reports of Officers:

A. Chairman Report - None

B. Planning Commissioners and Council Ex officio Reports – We are in budget season now.

C. Committee Reports - None

D. Community Development Office Reports –

- Mill Creek Brewery – Staff has received confirmation that the project is moving forward. A combined site plan is anticipated in June, for consideration by the Planning Commission on Tuesday, July 5th, due to the July 4th Holiday falling on the first Monday in July, this year. Ms. Aniol will send out a reminder about the meeting date.
 - Commission members would like clarification about the parking ordinance related to this project. There were questions about a re-discussion of the parking issue and proper procedures, if allowed, given that a motion was made and carried at the last meeting. Ms. Aniol will speak with the City attorney for clarification.

- DDA Barricades and Banners: the newly purchased water-well barriers are in place. Last year's banners and flowers will be utilized until the new banners arrive.
- 3045 Broad Street Redevelopment Committee – The 3045 Broad Street Committee met with representatives from Common Sail to talk more about the 3045 Broad Street redevelopment opportunity. Common Sail presented a concept that was well received by the committee. Based on the discussion, staff anticipates the company will request to be placed on the Planning Commission's June meeting agenda, under pre-arranged participation, for the purpose of presenting their concept and soliciting non-binding feedback from the public and Planning Commission.

VII. Citizen Wishing to Address the Commission (Non-Arranged Participation) - None

VIII. Old Business –

- A. Zoning Ordinance Update – Continue review and discussion to refine update, prior to scheduling a public hearing.

Ms. Masson-Minock began the review and discussion focusing on minimum lot width, lot size and side yards.

After discussion and further explanation of Michigan law by Ms. Masson-Minock, Commission Members agreed to the following for Village Residential 1 and 2:

- 49.5 ft. lot width minimum
- 4900 sq. ft. minimum lot size
- 5' single and 15' combined side setback
- Porches, to be determined. Options include:
 - size limit
 - a percentage of the lot size
 - exclusion from lot coverage

Ms. Masson-Minock stated the public hearing on zoning will occur in July. Illustrations are being added and the final presentation should be ready in two weeks.

IX. New Business –

- A. AP2021.22-11 7820 Third St, Ornamental Fence in Front Yard – Consideration of a request to allow an ornamental fence in the front yard at 7820 Third Street, pursuant to Section 3.17.C.5 of the Zoning Ordinance.

Motion Roberts; support Heatley that based on the information presented by the applicant and staff, and in accordance with Section 3.17.C.5 the

Planning Commission finds the proposed 3-foot-tall Art Deco wall at 7820 Third Street, is an ornamental fence and approves its location in the front yard.

Ayes: Roberts, Hill, Hubbard, Heatley, Marsh, Kowalski

Nays:

Absent: Carty, Phillips, Wise

Motion carries

X. Proposed business for Monday, June 6, 2022:

A. Zoning Ordinance Update Public Hearing

XI. Citizens wishing to address the Commission –

XII. Adjournment

Motion Heatley; support Roberts to adjourn at 9:09 PM

Unanimous voice vote approval with Carty, Phillips and Wise absent.

Respectfully submitted,

Pamela Weber

Recording Secretary

Approved for Filing: June 6, 2022